

INCLUDED FEATURES

Included Plans: Ellis, Anderson, Hayward, Parker, and Cooper

Outside Your Home

- Architectural shingles with 30-year warranty
- Deadbolt locks on all exterior doors
- HardiPlank® fiber cement siding
- Raised foundations
- Insulated exterior doors
- Fiberglass front entry door (per plan)
- Front porch (per plan)
- Covered rear porch
- Minimum of two weatherproof exterior electrical outlets
- Two exterior hose connections
- Tyvek® house wrap system
- Nicely appointed landscaping package with fully sodded yard
- Full yard irrigation
- OSB exterior sheathing
- Screens on all operable windows
- Concrete driveway & walkway
- 1-car detached garage included
- Chain drive garage door opener (per plan)

Inside Your Home

- Minimum 9 foot ceilings throughout home (per home)
- 3" Engineered hardwood floors in foyer
- Owner's Entry includes built-in Drop Zone (per plan)
- 2 panel interior doors
- Low-maintenance Vinyl flooring in kitchen, powder, laundry room, all bathrooms, and owner's entry
- Shaw carpet with 6 lb pad in great room, stairs, and all bedrooms
- Walk-in closets in all master suites
- 5 1/4 inch baseboards
- Ceiling fan pre-wires in master bedroom and great room
- Designer lighting package with overhead light fixtures in all bedrooms
- R13 wall & R30 attic insulation
- Smooth ceilings
- Ventilated shelving in pantry, closets, & laundry room
- 5 total phone or cable drops and 1 dual purpose Cat5 location
- Satin Nickel door hardware throughout entire home
- Chrome Delta faucets - single lever
- Private master bathroom in all plans, which includes a 5 foot fiberglass shower with framed chrome shower door
- Raised cultured marble vanity in master bath
- Standard height cultured marble vanities in secondary baths
- Pedestal sink in powder room (per plan)
- Elongated water saver toilets in all baths
- Luxury tub and shower combination in all secondary baths (per plan)



- HERS Tested
- Energy saving insulation package
- Tankless gas water heater
- 14 SEER heating and cooling system with digital thermostat on each level (zoned system)
- Insulated dual pane, Low-E vinyl windows
- Energy preserving radiant barrier roof sheathing

Kitchen

- Granite countertops
- GE stainless steel freestanding, self-cleaning smooth top range
- GE upgraded stainless steel dishwasher
- GE over-the-range stainless steel microwave oven
- Disposal
- Recessed can lighting (per plan)
- Undermounted double bowl stainless steel sink with Delta Chrome faucet
- 36 inch flat panel cabinets with decorative crown molding
- Icemaker hook-up

Builder Features

- One year limited builder warranty from Sabal Homes
- Extended warranty (10 years) from 2-10 Home Buyers Warranty®
- Pre-construction orientation
- Pre-drywall walkthrough
- Pre-closing home orientation and final walkthrough
- Post-closing 30-day follow up
- Termite prevention treatment with one year termite bond at closing
- Smoke detectors in all bedrooms, hallways, and the great room, all hardwired with battery backup
- Cost effective Natural Gas for heat, hot water, and optional gas range

INCLUDED FEATURES

Included Plans: Palisade, Camelia, Nandina, Radcliffe, Firethorn, and Bishop

Inside Your Home

- Minimum 9 foot ceilings throughout (per plan)
- 3" Engineered hardwood floors throughout first floor excluding full baths, laundry, and bedrooms
- Owner's Entry includes built-in Drop Zone (per plan)
- 2 panel interior doors
- Tile flooring in all bathrooms and laundry
- Shaw carpet with 6 lb pad throughout second floor, stairs, and all bedrooms
- Walk-in closets in all master suites
- 7^{3/4} inch first floor baseboards
- 5^{1/4} inch second floor baseboards
- Ceiling fan pre-wired in all bedrooms, great room, and screen porch
- Designer lighting package with overhead light fixtures in all bedrooms
- R13 wall & R30 attic insulation
- Smooth ceilings
- Ventilated shelving in pantry, closets, and laundry room
- 356 fully cased windows throughout
- Crown molding throughout first floor (except laundry & closets) and master
- Cased openings (per plan)
- 4" square newel posts and cap with pickets on stairs
- 5 total phone or cable drops and 1 dual purpose Cat5 location
- Satin Nickel door hardware throughout
- Upgraded bath hardware in all baths
- Private master bathroom in all plans, which includes garden tub (per plan) and cultured marble walls and cultured marble shower floor (per plan)
- Raised cultured marble vanity in master bath
- Standard height cultured marble vanities in secondary baths
- Pedestal sink in powder room (per plan)
- Elongated water saver toilets in all baths
- Luxury tub and shower combination in all secondary baths
- Framed mirrors in master bathroom and powder room

Outside Your Home

- Architectural shingles with 30-year warranty
- Deadbolt locks on all exterior doors
- HardiPlank® fiber cement siding
- Raised foundations
- Insulated exterior doors
- Fiberglass front entry door (per plan)
- Front porch (per plan)
- Minimum of two weatherproof exterior electrical outlets
- Two exterior hose connections
- Tyvek® house wrap system
- Nicely appointed landscaping package with fully sodded yard
- Full yard irrigation
- OSB exterior sheathing
- Screens on all operable windows
- Concrete driveway & walkway
- 1-car garage per plan
- Unfinished garage if detached
- Finished garage with primed walls if attached
- Chain drive garage door opener(s) (per plan)



- HERS Tested
- Energy saving insulation package
- Tankless gas water heater
- 14 SEER heating and cooling system with digital thermostat on each level (zoned system)
- Insulated dual pane, Low-E vinyl windows
- Energy preserving radiant barrier roof sheathing

Kitchen

- Granite countertops
- GE stainless steel freestanding, self-cleaning smooth top range
- GE upgraded stainless steel dishwasher
- GE over-the-range stainless steel microwave oven
- Disposal
- Recessed can lighting (per plan)
- Undermounted double bowl stainless steel sink with Linden stainless steel kitchen faucet
- 42" stained cabinets in kitchen and butler's pantry (per plan)
- Crown molding on kitchen cabinets
- Icemaker hook-up

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- Pre-construction orientation
- Pre-drywall walkthrough
- Pre-closing home orientation and final walkthrough
- Post-closing 30-day follow up
- Termite prevention treatment with one year termite bond at closing
- Smoke detectors in all bedrooms, hallways, and the great room, all hardwired with battery backup
- Cost effective Natural Gas for heat, hot water, and optional gas range